

AGENDA

MALVERN CITY COUNCIL SPECIAL CALLED MEETING

Tuesday, August 24, 2021

Streamed from the Mayor's Office, 6:00 PM

- I. CALL MEETING TO ORDER**
- II. INVOCATION**
- III. ROLL CALL**
- IV. APPROVE BID - POLICE STATION PROJECT**
- V. ADJOURNMENT**

MINUTES OF THE MALVERN CITY COUNCIL
Tuesday, August 24, 2021
Streamed from the Mayor's Office
6:00 P.M.

The Malvern City Council met in special session on Tuesday, August 24, 2021, at 6:00 p.m. via Microsoft Teams and advertised as required by law, due to the Covid-19 Pandemic of 2020/2021. The meeting was available for viewing live on YouTube. The opportunities for attending the meeting had been advertised on the City's website (with link provided), the City's Facebook page, and in the Malvern Daily Record.

Mayor Weldon called the 1-item special council meeting to order and announced that the purpose was to accept the bid for construction of the new police facility. Weldon led the invocation and pledge of allegiance. Answering the roll call were Council members Mary Fraction, William Wilson, Lynn Davis, Wayne Reynolds, Peggy Lusinger, Matthew Keenan, David Cross and Larry Stiles. Also present was City Clerk/Treasurer Phyllis Dial with City Attorney Cecilia Ashcraft absent.

Mayor Weldon introduced Severen Girod of Ideal Construction, who presented the low bid on the project for constructing the new police facility. Mr. Girod told the Council that his Vice President Hunter Kippert, was also on the call to answer any questions. He stated that after meeting with the architect, Mayor, Police Chief, and several council members they had been able to modify the plans and find \$326,242 in reductions. Mayor Weldon presented a list of the reductions, showing the total of the project, including architect's fees, is now \$2,885,081.15. Mayor Weldon presented a spreadsheet showing an availability of \$1,050,683.40 from county and city sales tax receipts collected over anticipated revenues. She stated that acceptance of the revised bid should now require only an extra \$19,669.53 from the general fund to complete the project. A motion was made by Alderman Cross, seconded by Council Member Davis to accept the bid on the police facility from Ideal Construction with revisions. Voting for the motion were Council Members Fraction, Wilson, Davis, Reynolds, Lusinger, Keenan, Cross, and Stiles.

Council Member Stiles asked about the generator included in the project costs before revisions, and the mayor advised that it is still in there and will power the whole facility. She stated that the Council chambers also include extra outlets so that in the case of a natural disaster, the facility can be used as a "war room"; something that we have never had before.

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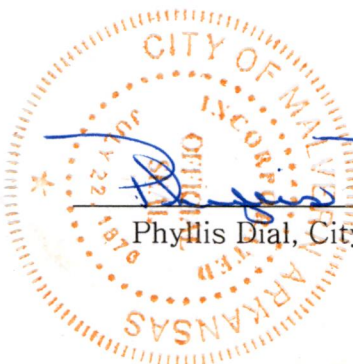
Streamed from the Mayor's Office

6:00 P.M.

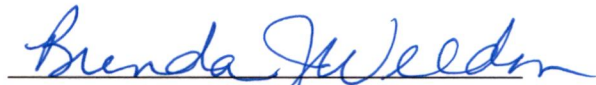
Mr. Kippert told the council that they will issue the letters of intent on the project and get the notice to proceed prepared. He stated that by the end of next week they should be able to provide a full construction schedule. He said that they are technically starting the project now, but it may be a couple of weeks before they see any physical work going on at the project site.

Chief of Police Donnie Taber thanked the Mayor and Council for their support of the project and the new facility. He stated that he was excited to get started. Mr. Kippert said that he anticipated a great project and has been impressed with the Council and the architects' willingness to do what was necessary to make the project a reality.

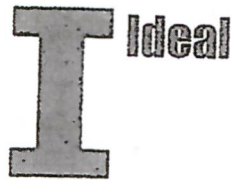
Upon a motion by Alderman Cross, seconded by Alderman Stiles, the meeting was adjourned.



Phyllis Dial, City Clerk/Treasurer



Brenda J. Weldon, Mayor



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architect

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PROJECT:

MALVERN POLICE DEPARTMENT
(VALUE ENGINEERING OPTIONS)

20-Aug-21

ITEM	TRADE	DESCRIPTION	AMOUNT
As proposed on 8-4-21			
1	Testing	All construction materials testing to be paid for by the owner (soil compaction testing and concrete compressive strength testing)	(\$2,450)
2	Landscaping	Delete seeding & top soil along east and south side of the building. (No landscaping)	Not accepted
3	Concrete	Delete portion of sidewalk on south side of building from Door 102A to sallyport door 109 C	(\$1,132)
4	Millwork	In Break 107, change Stainless steel counter top to plastic laminate.	Not Accepted
5	Millwork	In Shower 151, change solid surface vanity top in to plastic laminate.	Not Accepted
6	Millwork	In City Council 174, change all solid surface wall caps and council desk top to plastic laminate (includes half wall & council desk)	Not Accepted
7	Millwork	Delete the half wall with the PLAM cap and café doors entirely in City Council 174. (The council desk will remain as birch panels with plam tops)	Not Accepted- See item #36 below
8	EIFS	Reduce the thickness of the EIFS from 2" to 1-1/2" (reveals still in project)	(\$950)
9	Doors, Frames, Hdw	Change door hinges to from McKinney TA2714 to MPB79, 26D (see spec sheet)	(\$572)
10	Flooring	Change all LVT to VCT (Armstrong Excelon). This will be in the Corridors, Lobby areas, Foyer, Storage and State Police room. (See finish schedule)	Not Accepted
11	Flooring	Change all Sheet Vinyl to alternate Sheet Vinyl (Armstrong Timberline). This will be in the toilets, Armory, Patrol Room, PFR Officer, Copy/Rec, Offices, Storage areas, Detective rooms, Records room. See finish schedule. (Cannot be taken with item #31, #32 or #33 below. This changes the CURRENT floor plan, not the revised floor plan with the sallyport inside. See items #11 and #12 below for options with sallyport inside the existing building.)	Not Accepted
12	Flooring	Change all alternate Sheet Vinyl to VCT (Armstrong Excelon). This will be in the toilets, Armory, Patrol Room, PFR Officer, Copy/Rec, Offices, Storage areas, Detective rooms, Records room. (Cannot be take with item #31, #32 or #33 below. This changes the CURRENT floor plan, not the revised floor plan with sally port inside. See items #11 and #12 below for options with sallyport inside the existing building.)	Not Accepted
13	Flooring	Change Mondo Rubber Floor Tile to Roppe Recoil Rubber Tile. (See spec sheet)	(\$3,825)
14	PEMB	Change all new roof panels (ON EXSITING BUILDING ONLY) from the specified roof panels to Standing Seam (24" trapezoidal snaplock), 24 ga., galvalume finish. (We do not reccommend an exposed fastener panel system). Sallyport & North entrance canopy to remain as specified (colored 24 ga. standing seam) No electric seamer. Lock into place.	Not Accepted- see item #37 for Alt roof below
15	PEMB	Delete the weathertightness warranty for the main building roof	(\$1,008)
**16	PEMB/ General (Sallyport)	Deduct all work at the Sallyport as designed (would need to add back finishes & overhead door if relocated inside building) - PENDING RE-DESIGN.	Not accepted- see item #31 below
17	Sprinkler	If owner can furnish original sprinkler drawings	Not accepted
18	Plumbing	Alternate fixture package for WC-1, WC-2, L-1, L-2, SK-1, WH-1, HB-1 and RPZ.	(\$5,778)
19	Plumbing	Value of Lift Station (for separate funding)	(\$124,447)
20	HVAC	Change square duct to round duct.(PENDING ENGINEERS REVIEW)	(\$5,400)

21	Electrical	Use Alternate light fixture package by same manufacturer.	(\$29,205)
22	Electrical	Delete power company charges if the existing CT/Meter and service disconnect do not have to be relocated. (Reference Key Note 4/ ED.01)	(\$5,500)
23	General	Delete or defer generator including concrete pad, generator, conduit and wire to the ATS. ATS shall remain for future connection.	Not accepted
24	General	Delete Pergola System and type "C" lights under the Pergola. "CE" fixtures at exits to remain in project. (Sidewalk under perogal system to remain).	Not accepted
25	General	Existing 6" and 3" water service to remain in it's present location.	(\$20,000)
26	General	Delete (2) holding cells entirely without re-finishing the abandoned space.	Not accepted
27	General (MEP)	Change HVAC system to RTU's (PENDING ENGINEERS RE-DESIGN).	Not accepted
28	General (MEP)	Delete Panel ML (If all ODU units are deleted and RTU's are 480 volt fed from the distribution panel- DP)- PENDING HVAC RE-DESIGN, can only be taken if HVAC system is changed.	Not accepted
29	New Entry Gable & Parapet Allowance	Reduce the allowance amount at your discretion. (\$80,000)	Pending
30	Contingency Allowance	Reduce the allowance amount at your discretion. (\$50,000)	Pending
Added after Meeting on 8-13-21			
**31	General	Move Sallyport inside the exsiting building and re-work floor plan to accommodate. (Cannot be take with items #11, #12 or #16 above)	(\$80,422)
32	Flooring	BASED ON NEW FLOOR PLAN WITH SALLYPORT INSIDE BUILDING: Change all Sheet Vinyl to alternate Sheet Vinyl (Armstrong Timberline). This will be in the toilets, Armory, Patrol Room, PFR Officer, Copy/Rec, Offices, Storage areas, Detective rooms, Records room. (See finish schedule)	(\$2,060)
33	Flooring	BASED ON NEW FLOOR PLAN WITH SALLYPORT INSIDE BUILDING: Change all alternate Sheet Vinyl to VCT (Armstrong Excelon). This will be in the toilets, Armory, Patrol Room, PFR Officer, Copy/Rec, Offices, Storage areas, Detective rooms, Records room. (See finish schedule)	(\$6,316)
34	Wood Framed	BASED ON NEW FLOOR PLAN WITH SALLYPORT INSIDE EXSITING BUILDING: Change re-configured floor plan (with Sally Port inside existing building) from metal stud framing to wood framing.	(\$12,600)
35	Drywall	Change exterior sheathing from 1/2" apa plywood to 1/2" densglass sheathing.	(\$4,500)
**36	Millwork	Delete pony wall in city council 174. Council Desk will remain as oringally specified with solid surface tops and birch panels. (Cannot take this item with items #6 & #7 listed above)	(\$10,977)
37	Metal Roof	Change all new roof panels (ON EXSITING BUILDING ONLY) from the specified roof panels to Standing Seam (24" trapezoidal snaplock), 24 ga., Painted finish. Sallyport & North entrance canopy to remain as specified (colored 24 ga. standing seam.)	(\$3,536)
38	Plumbing	Change showers from fiberglass to epoxy paint.	WASH
39	Electrical	Delete smoke detectors inside the building. (Pending engineers review)	(\$3,195)
40	General	Delete restroom 131 from the project.	(\$2,369)
		** Special Condition for review	

Bond Expenses 2021			
Fire Department			
Building	\$	3,143,575.00	
Architect	\$	42,016.48	
Total	\$	3,185,591.48	
Street Repair	\$	1,190,770.07	
Police Station	\$	3,082,000.00	
Architect	\$	129,323.15	
Reductions	\$	326,242.00	
Total	\$	2,885,081.15	
Actual extra carry over	\$	1,050,683.40	
Bond Amount	\$	6,191,089.77	starting in 2021
Expenses	\$	7,261,442.70	
General	\$	(19,669.53)	
Carry over County tax			
Actual	\$	1,945,483.84	
projected	\$	1,106,500.00	
	\$	838,983.84	
Carry over City tax			
Actual	\$	454,147.56	
projected	\$	242,448.00	
	\$	211,699.56	
County tax	\$	838,983.84	
City tax	\$	211,699.56	
Actual extra Carry over	\$	1,050,683.40	

BID SUMMARY

Malvern Police Department Facility

The City of Malvern held a bid opening on Tuesday, July 27, 2021 at 2:31 p.m. in the building that will house the renovated Police Department Facility. Present for the opening were Mayor Weldon, City Clerk/Treasurer Dial, Fire Marshall Chris Brewster, Architect for the Project Greg Pumphrey, and a representative from each of the three firms submitting a bid for the project.

Three bids were received with the results as follows:

Bell Construction	\$ 3,352,025.00 Bid Bond Included
Ideal Construction *	\$ 3,082,000.00 Bid Bond Included
Shields and Associates	\$ 3,492,000.00 Bid Bond Included

* Apparent Low Bid